145 BUSINESS OPPORTUNITIES

WANTED REVENUE PROPERTY

Large and small—for a group wishing to invest a very considerable sum of money in VICTORIA REVENUE property. For a good sale NOW call Jack Brown, EV 4-8124, eves. EV 4-4976; Jack Middleton, GR 9-4327.

PEMBERTON, HOLMES LTD.
EV 4-8124.

3 RENTALS PLUS

Each unit self contained plus two-bedroom suite for owner. Well located, Hillside and Quadra area. Good terms, at full price of... $17,750
Full particular available. Please call Keith Rose, EV 2-7276, res. EV 2-9579.

TOWN & COUNTRY HOMES LTD.

GREENHOUSE

Tenders invited for the dismantling and removal of 3 greenhouses consisting of 12,000 sq. ft. of glass, 2 boilers and Fairbanks Morse coal stoker.
Call E. J. Butler, EV 4-7128, Eves. EV 5-1232
Douglas Hawkes Realty, 817 Fort St.

4 DE LUXE SUITES

Grossing $4,188 yearly. Overlooking Beacon Hill Park. Very desirable property with large lot suitable for expansion.
FULL PRICE ... $32,000
Phone owner, Eves EV 4-8485. Days EV 4-8124.

PEMBERTON, HOLMES LTD.
1002 Government Street.

FLASH

2-storey brick building. Must be sold. 1 block from Eaton's, east. Price $25,000. Mr. Betts, Phone EV 4-9318, EV 3-2998. Exclusive C. N. Montague Co.

THRIFT SHOP
Illness necessitates the sale of this profitable little business. Good location and low overhead. Price includes all stock and fixtures. Asking price only $1,200.
Eves. EV 4-5884
BAYNE & TODER AGENCIES
749 Fort St. EV 2-1121

COFFEE BAR AND BUSINESS lunch, with living quarters. Excellent location. Steady business. Turnover $800 month. Hours, week days 8 to 6, Sat. 8 to 2. Sundays and holidays closed. Cash. $4,500. No agents. Victoria Press, Box 1890.

GROCERY AND PROPERTY
This corner store is a going concern, ideal for couple, good living quarters. Owner transferred. $3,500 down plus stock. Ted Chartres, phone EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

147 EXCHANGE REAL ESTATE

COMPACT 4½-ROOM BUNGALOW with full basement, HA furnace and playroom, all in excellent condition and with clear title. Value $9,500. Will exchange for revenue or large home in good district, preferably Fairfield.
Eves. EV 4-5884
BAYNE & TODER AGENCIES
749 Fort St. EV 2-1121

TRADE MODERN 4-RM STUCCO home, sea-view lot, centre of Crofton, for Victoria home or income property. Will pay cash difference or assume existing mortgages. Victoria Press, Box 1794.

FOR EXCHANGES
Of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

THE WISE AND THRIFTY BUYER SHOPS THE CLASSIFIED SECTION DAILY.

149 LISTINGS WANTED

LIST WITH RITHET

706 Fort Street EV 2-4251

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms . . . their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2229

FULL PRICE $4,300
Drive by 2740 Sooke Rd., just past Glen Lake shopping centre. Four-room stucco bungalow, electric range and oil heater included. Good terms. For details, please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. Phone EV 5-6741 or EV 5-6115.

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

LISTINGS WANTED IN ALL price ranges. Prompt, courteous inspection. Financial Survey Ltd., 1324 Govt. St EV 4-9305.

150 HOUSES FOR SALE

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

$1500 DOWN

Five-room bungalow near bus and stores. Attractive LR with wall-to-wall carpet, dining room, smart oak kitchen, 2 bdrms, vanity bath. Full basement, new oil furnace. Separate garage. Priced for quick sale ... $8000
Terms considered.
T. Clarke or E. Wallace
EV 5-8794 EV 2-8617 EV 3-8493

Stately Sea View Home

Overlooks Gonzales Bay. Nine large rooms. Economically oil heated. Adjacent sea view lots offered in parcel deal. $5,000 D.P. on house. Priced at ... $18,500
For details, phone A. V. Waite, EV 5-8794 EV 3-1573

$12,900

Solidly constructed square-cut 2-bedroom bungalow in Oak Bay, in perfect condition.
Mrs. Peterson, EV 5-8794, GR 9-6858

NO MERE RUMOR OWNER TRANSFERRED

Five-room stucco bungalow, High Quadra. Lot 68x260 approx. Consisting of living room with stone FP, dining room, large elec kitchen, through hall to 2 spacious bdrms, and 3-pce bath. Full basement, new package oil heat and separate garage. Taxes $151.95. Price, with terms ... $11,100
F. Worsley and A. V. Waite
EV 5-8794 EV 4-6988 EV 3-1573

CITY — 5-ROOM BUNGALOW near the sea. Large kitchen, 3-pce bathroom, utility room, living room and 3 bedrooms. Excellent condition, cheap taxes and only $1,500 down. $6,950. Mr. Laing, EV 5-5306. A Carmichael & Co., EV 4-7341.

5-ROOM BUNGALOW ON COWICHAN Street, new oil furnace just installed. Owner going back to eastern U.S. and must sell. Asking $12,950. EV 4-9827 anytime. S Hargrave Realtor.

THETIS LAKE AREA. $1,500 down, full price $10,900. Six-room bungalow, oil heat, utility, basement. Beautiful view. Approximately one acre. For particulars phone GR 8-3630.

3-BEDROOM HOUSE IN ESQUIMALT, close to Naden. No agents please. EV 4-6264.

FOR HOMES IN COLWOOD LANGFORD see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

BOORMAN'S

NHA NHA
SEWERED LOTS WITHIN 2-MILE CIRCLE ON NEW PAVED ST. DOWN PAYMENTS FROM $1400

As Contractor's Agent for Dolby Construction Co., Ltd., we offer better two and three-bedroom homes on the fourteen remaining lots of Camrose Crescent Extension
DOWN PAYMENTS INCLUDE:
Lot,
Legal fees,
House plan,
Building contract,
Application fees,
Choice of colors and fixtures.
For further information contact our Building Department.
G. Haney res, EV 2-2386.
A. Mutch, res, EV 3-7137.

SAANICH TWO MILE CIRCLE EASY TERMS

Stucco bungalow consisting of living room 18x14 with fireplace, two nice bedrooms, four-piece bathroom, large kitchen with tile sink; glassed-in sun porch. Full cement basement with drive-in garage, hot-air piped furnace and laundry tubs. An exceptionally good buy and will consider a low down payment with balance like rent.
Full price (terms) ... $9000
W. I. Boorman, res. EV 4-0434.

DUPLEX Mt. Tolmie Area

Self-contained up-and-down duplex comprised of two 3-room suites. Stucco construction, Duroid roof, full basement with 2 extra rooms, plus toilet and shower. Large lot, reasonable taxes. Approx half cash to handle.
Full price ... $10,000
T. Smith, res EV 4-7325.

BARGAIN HUNTING!

$2500 DOWN

Most new homes in the 1,000 to 1,100-sq.-ft. class are selling in the $12,500 to $13,500 price range. This 10-year-old stucco bungalow with many of the new-home features has 1,031 SQ. FT.
4½ ROOMS
PLUS LAUNDRY PLUMBED FOR AUTO WASHER AND DRYER. WIRING FOR RANGE AND DOMESTIC HOT WATER. DRIVE-IN GARAGE. AUTO OIL FURNACE.
Situated in high location — with trees—less than 2 miles from the city centre.
Price only ... $10,950
Stan Cornish, res. EV 3-5878

REALLY LOVELY

AND we are not exaggerating one little bit when we say that this is an attractive stucco bungalow. A high location in the Gorge, this home offers:
Living room 18x14 with FP.
Dining room 10x9.
Kitchen with nook 15x8.
Two bedrooms.
Laundry room.
Full basement.
Rumpus room with FP.
Hot-water heating.
Many other features.
In immaculate condition and the owner is only asking a fair price.
Full price ... $11,900
(terms)
W. I. Boorman, res. EV 4-0434

DEAN HEIGHTS 5% NHA LOAN EXCLUSIVE

It will be a pleasure to show you this spotless 3-year-old bungalow; LR with FP, kitchen-dinette with counter separating, two good bedrooms 4-pc. bath. Full basement with HEATED BEDROOM (or den), McClary oil furnace, drive-in garage. Landscaped and fenced lot. Stone planters at front of house. Connected to storm drain and sewer. Clear title or generous loan available.
Price ... $11,900
J. S. Boorman, res. EV 2-5636

OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating. lovely lot. Price ... $16,750
R. F. Harris, Res. GR 7-2998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7124

$12,800 CASH BUY OF THE WEEK

Are you looking for suburban living PLUS an income? Here is an outstanding opportunity to acquire TWO new bungalows on one large lot at a price that defies competition. Each of these stucco homes has 830 sq. ft. floor space. One is rented at $75 per month and the other is available for your immediate occupancy. We can think of no better way to invest ... $12,800 cash. It is in your own interest to contact Don Bacon immediately—this cannot last. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

DON'T PAY RENT ONE ONLY BRAND NEW HOME $6750

Low down payment. Living room 14x14. Modern cabinet kitchen, no basement. Lot 82x165 approx. Close to transportation, shops and schools. Tile floors, also another similar one but with an added carport, $7200. Why buy an old home? Build up an equity NOW in a NEW home, and OWN it. The finest investment there is in B.C. home ownership. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

CANADA TRUST

$11,300 Very attractive, modern, five-room stucco home, extra basement room, oil heat to all rooms, double garage, easy kept lot in lawn and shrubs. Taxes $185 less $28. Clear title or terms of $3,000 down and balance monthly. Close to schools, bus, shopping, yet in choice city residential area.
F. Marconi. EV 2-8111; EV 4-6625

COUNTRY COTTAGE

Within 5 miles, a semi-secluded cottage of four rooms with basement. There are five lots with fruit and shade trees.
$1,500 down ... $5900
Please ask for Henry Hope, EV 3-7041; Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES

OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

. . . FEATURED . . .
ON CHEK TV, 6.40 P.M.

"SEASHORE WATERFRONT"

Your own sheltered beach and cove with boat landing, lawns and shrubs to the shore!! Substantial 4-room cottage is on the property, livable and snug. Take advantage of this opportunity to own a homesite in an unexcelled "seashore" location. Call Ethel Harvey EV 5-6741 or EV 5-4368.
Full price only $12,950

"COLWOOD-LANGFORD"

Are you in the market for a suburban home? Then why waste time looking at only ONE house. DON BACON is the man who has his hands on the pulse of the Colwood-Langford area. Spend two hours with DON BACON and your problem will be solved. It is as simple as that. Make your choice from the wide selection he has to offer. Others have benefited by the services of DON BACON. Why not you? Price range from $5000 to $18,000.
DON BACON, EV 5-6741 or EV 4-0237.

"COUNTRY ATMOSPHERE"

Here is a dandy home situated close to all conveniences. Only 3 years old, it has a lovely living room with dining area, 2 bedrooms, 4-pce colored bath, large electric kitchen including range, an additional room, attached garage and beautifully landscaped. Full cement basement with Full price ... $11,500
Call PAT MURPHY now at EV 5-6741 or EV 5-6984.

"DUPLEX"

$1,000 DOWN

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.).
Price ... $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"THIS WEEK SPECIAL"

2-bedroom home, hardwood floors throughout, full cement basement, large lot, 7 years old. This $11,500 home for ... $9500
only ...
$4,100 down. Don't miss this. Call STAN ROZYLO, EV 5-6741 or EV 4-6104 anytime.

WHO EVER HEARD

Of a 3-YEAR-OLD, 2-bedrm, full basement home situated in a high location in Victoria West for ... $9500
only ...
With $1,700 DOWN?
I have such a prize to offer you. Call PAT MURPHY, EV 5-6741 or EV 5-6984.

"CLOSE IN"

Located only a few blocks from downtown, this is an older style but renovated home. Featuring a large living room with fireplace, the dining room is 14x16 with a very attractively built-in bar. There are two twin-sized bedrooms upstairs with three-piece bath. There is a full high basement. The outside is siding with a Duroid roof, also a large lot 60x120. You must see this home to appreciate it, so call for an appointment to view. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951.

"VICTORIA WEST"

High location, 5-room house consisting of 2 bedrooms, living room, dining room, electric kitchen and utility. Close to shops, churches and transportation. No steps, partial basement with automatic oil furnace. New Duroid roof and a real clean home. ... $7500
Full price ...
Phone FORD McBRATNEY EV 5-6741 or EV 3-0429.

"HERE'S YOUR CHANCE"

for you to make some money. Invest in this city property — low down payment home which is open for offers. Can be a duplex or renting purposes. You can't lose. Price ... $7000
Phone DORIS ADAMS NOW! EV 5-6741 or GR 8-3294.

V.L.A. – 2 ACRES 3 BR's, 2 YRS OLD

Full basement, oil heat, modern. Two good lots could be sold from property.
Full price only ... $11,900
Contact R. Hanson, EV 5-8701; res. EV 5-5805.

Also have several new NHA homes for sale at low down payments.

Morey & Johnstone, Real Estate
3244 Douglas St.

ESQUIMALT 3 BEDROOMS NEW N.H.A.

THREE ONLY

3-bedroom basement home to be built in the Esquimalt district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

$950 BRAND NEW

NHA 3-bedroom bungalow. Oil forced air heat. L-shaped living-dining room, fireplace, large kitchen. Utility and storage, no basement. Possession March 1st. Well located in Lake Hill area. Close to schools, transportation. To view call Orv Twamley, EV 5-8791 any time

MOREY & JOHNSTONE
3244 Douglas St. Real Estate

BUILD NHA

No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

WESTERN

HOMES LTD.
611 YATES STREET

OPEN HOUSE
54 CADILLAC
SAT. FEB. 21
2-5 P.M.

This cute bungalow has 4 rooms and is ideal for any small family who are looking for a low-priced home with a minimum overhead. Consists of Living room, 2 bedrooms, cabinet kitchen with range included, Pembroke bathroom. All rooms bright and cheery, nicely decorated, linos and blinds included. Has been kept in extremely good condition. There's a Duroid roof and house has been recently painted. Separate garage. All fenced lot 50'x105'. Well landscaped with lawns, flowers, shrubs, strawberries, raspberries and rose bushes. Low taxes $91.56 (1958) less $28. Connected to sewer. Close to bus and schools. Health reasons cause of sale. MUST BE SOLD for cash or cash to mortgage. Clear title at present. Asking price ... $5750
Cliff Green, GR 9-3759; Roy Smith, GR 7-3849 or office, EV 2-2157.

$950 DOWN NEAT 'N NICE 3-4 BEDROOMS BASEMENT CITY

This will sell, it's neat, nice, clean and reasonably priced. Large living room, dining room or 4th bedroom, 3 bedrooms, very nice modern cabinet kitchen all on one floor. Basement with furnace piped to all rooms, carport. Nice lot, whole house is immaculate inside and out. Can be bought at the above down payment and $60 per month on the balance at the full price of ... $7950
Call Johnny James, EV 2-2157 anytime.

NEW NEW $1500 DOWN BASEMENT OIL HEAT QUADRA

FULL PRICE $10,600

What a buy!! Just a few months old this 2-bedroom stucco bungalow in a good location and in immaculate condition is we think the best deal we have had for at least a year. Very large living room with nice fireplace and hardwood floors, large cabinet kitchen, wired for range and family dining area, 2 large bedrooms with closets, 4-pce Pembroke bathroom. Full high basement with Oil-O-Matic heating unit piped to all rooms. Drive-in garage, nice corner lot partially landscaped. $1,500 down and convenient monthly payments buys this at the low, low ... $10,600
low price of
Now is the time to call Johnny James, EV 2-2157 anytime.

NO SALE?

TRY GEORGE CLARK
WESTERN HOMES LTD.
CLIENTS WAITING
WITH MONEY ON HAND
EV 2-2157; RES. EV 2-3453

ON SEWER

3-Bedroom, brand new, full basement. On lovely treed lot. Close to schools and transportation. Will consider first or second mortgage as part down payment. Immediate possession. Phone Howard Blake, EV 2-2157 res. EV 2-6719.

BE MODERN

BUY A NEW ONE
City—Oak Bay Border

3-bedroom de luxe bungalow. Drive-in garage. Plenty of extras. Yours for only
$13,000
$3,000 down handles. Balance as rent. Call George Clark EV 2-2157, res. EV 2-3453.

PAT BAY HIGHWAY

5-room fully modern bungalow. Plus finished rumpus room and a den in basement. 1.6 acres just a short hop from Royal Oak. Phone George Clark EV 2-2157, res. EV 2-3453.

BUILD
N.H.A.
NO DOWN PAYMENT

Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res. EV 2-6719.

FAIRFIELD REALTY

335 COOK STREET

OAK BAY AVE.
2-BEDROOM

A most attractive bungalow. Large living room with fireplace, elec cab kitchen and dinette, 4-pc bath, HW floors, package Oil-O-Matic, drive-in garage. White stucco finish. Low down payment will handle at ... $11,500
Please call Cliff Atkins, EV 5-9765; eves. EV 4-1282.

DUPLEX PRICE $11,300

An opportunity to get a nice home plus revenue on a tremendous lot 270 feet deep. This property is in the best part of James Bay. New wiring, new roof, new paint. Very nice possibilities, and this can be handled for only $3,100 down. If you have more cash this would be reflected in the end price.
Please call Sid Bentley, EV 5-9765; eves., EV 2-6600

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

OPEN HOUSE
Saturday, Feb. 21st
1275 Reynolds Road
LAKE HILL

This attractive home consists of 4½ rooms, drive-in garage. Full basement, package oil heat. Choice location.

Jack Middleton and Jack Brown in attendance. Eves. GR 9-4327 or eves. EV 4-4976.

INTERESTED?

Do you want a comfortable home with LR, modern kitchen, Pembroke bathroom, 3 bedrooms, full basement and low taxes in a most convenient Oak Bay location? Clear title. Terms to suit ... $12,600
Call us at EV 4-8124 or after hours, Mr. Love, EV 4-6056; Mr. Jones, EV 3-3283.

NO STEPS

Near transportation and shops. Brand new and planned for the family who want to live on one floor. This home features a large living room, bright, modern kitchen with large nook, utility and storage room, three bedrms, 4-pc bath, package Perimeter oil heat. Insulated, warm and cosy. We'd like you to see it. Terms $2,500 down, balance $81 P.I.T., 6%. Asking ... $12,700
E. K. Lane, EV 4-8124; eves. EV 2-5892.

DOUBLE PLUMBING PRICE REDUCED BEACH DRIVE

This exceptionally well-built 2-storey, 4-bedroom home has lovely garden, living room, fireplace, dining room, SUN ROOM, up-to-date kitchen, HW oil heating. DOUBLE GARAGE in basement. QUICK POSSESSION. TERMS, $5,000 CASH, $100 per month, 6¾% interest.
PRICE ... $18,500
For further particulars and appointment to view please call MR. HEPBURN, EV 4-8124, res. EV 3-7089

FAIRFIELD WHY NOT S-P-R-E-A-D OUT?

Give your family elbow room! Ideally located, near the beach and with all facilities close at hand, we offer this fine semi-bungalow in top condition. It provides 4 bedrms (or 3 and a den), large living and dining rooms, double plumbing and fully-panelled rumpus room, etc., in basement. Don't pass this up! PRICE ... $15,750
EV 4-8124, Mr. Simpson; res EV 5-7369.

GLANFORD GARDENS

This roomy, 3-year-old bungalow has 3 bedrooms, L-shaped DR and LR with fireplace, model kitchen, full basement, auto oil heat and drive-in garage. Low down payment and many extras included at ... $13,400
Mr. Love, EV 4-8124, res. EV 4-6056.

LANSDOWNE SLOPE

Ideal for Retired Couple

This most attractive white stucco bungalow has spacious entrance hall, 15x18 living room with fireplace, hardwood floors. Large cabinet kitchen, two bedrooms, 3-pce bathroom. Basement, laundry tubs, hot air oil heat. New Duroid roof. A lovely home on a quiet street in a most desirable area.
FULL PRICE, ONLY $11,000
W. WOODLEY, EV 4-8124; Res EV 4-3916

Waterfront EXCLUSIVE

COUNTRY LIVING
15 MINUTES FROM THE CITY

160' waterfront with 1½ acres. Seven-room compact house with oil furnace, extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands.
Price ... $18,900
DOROTHY KIRKPATRICK, EV 4-8124; eves. Keating 68 X

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lock-up garages. Rent $70 each. OWNER PAYS TAXES, $160, and water ONLY. Immaculate condition throughout.

EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 632.

HAYNES

SMART, MODERN, ECONOMICAL —Nice living room with fireplace and hardwood floor, dinette, kitchen, two bedrooms, utility room, bathroom, carport. A convenient through hall. No basement. Space oil heater. Located in subdivision among all new homes. Lot is levelled and seeded to lawn. About $3,000 cash, balance $60 monthly at 6% interest. This is cheaper than paying rent.
Price ... $8600
Older type bungalow with full basement, four rooms, fireplace in living room. All services first class. Large lot.
Price ... $6500
A neat home very reasonably priced.
Please ask for W. Jones, EV 3-8303 evenings.
ARTHUR E. HAYNES LTD.
739 Fort St. EV 3-3823

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

OPEN HOUSE OAK BAY 2275 HARLOW

MODERN "FARMER" BUILT BUNGALOW. FC BASEMENT. OIL HEAT.

OPEN:
FRIDAY
2 TO 5 P.M.
6.30 TO 9.30 P.M.
SATURDAY
2 TO 5 P.M.
PRICE $16,500
Messrs. Wagner, Speed, Ford in attendance.

LOW DOWN PAYMENT

IMMEDIATE POSSESSION

1839 Kings Road

5 rooms, large garden, fruit trees, Oak Bay border. For particulars Please phone A. L. Wagner, EV 5-3411. J. H. Ford.

SEA FRONT OAK BAY

$18,500

5-room suite with 24' LR, also DR, kitchen with electric range, refrig. Two 18' bedrooms. Tile bath. Entrance hall, storage rooms, elevator, carport. Laundry room with washer and dryer. New building. $45 per month includes taxes, heating.
EV 5-3471 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

ROYAL TUDOR PARKLIKE GROUNDS

How often have you driven past this imposing granite gate in Oak Bay and wondered what was beyond those stately trees? I found out yesterday that at the end of the winding driveway, bordered by trees, ferns and thousands of bulbs stood this stately family home in perfect seclusion in over an acre and a half of wooded land—and yet, less than 10 minutes from town! I pictured family gatherings in the beautiful drawing room, flooded with sunshine through the many leaded windows; the guests arriving in the large entrance hall with its artistic open stairway—dinner in the guest-size dining room softened by candle light reflected in the gleaming hardwood floors. I pictured the owners retiring to their large bedroom with its own bathroom and adorable sitting room with embers glowing in its fireplace—the children to the other two large bedrooms—with their bathroom.—The house warm and cosy from the auto oil HW heat—full cement basement—maid's room with bathroom. I would consider it a privilege to show you this attractive little estate so rarely available in Oak Bay. Price ... $29,500
EV 5-3411 Mrs. Harvey EV 4-5149

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

BYRON PRICE

1314 QUADRA STREET

NEW NHA

$2750 Down
$76.90 Monthly

Don't miss out on this attractive 3-bedroom, full basement home. View lot on sewer, near schools. If you act now you can still choose colors before final completion. Jack McKay, EV 5-2458; res. EV 2-9644.

YOUR OWN PLANS FREE ESTIMATE

Our motto is "Homes for less built by specialists." Let us prove this to you. It will cost you nothing. We will check your home plans and estimate the costs. We will handle all mortgages and legal details. Call Bernard Shaw anytime. EV 5-2458.

ESQUIMALT $1750 DOWN 3 BEDROOMS

This cosy 3-bedrm home with auto oil heat, fully insulated, offers economy living, taxes only $78. LR with electric fireplace and newly-sanded floors, large electric kitchen with sep dining area, plus utility. Separate garage with paved driveway. Close to schools and transportation. This house priced at $7,950 won't last long. Contact M. Duff or N. Krienke, EV 5-2458.

NOT BUILT-IN

If you want an open outlook and a larger-than-usual lot with oaks and landscaped grounds, this 5-roomed stucco bungalow near Ruby Road may be just what you are looking for.
Worth your while at ... $12,900
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

150 HOUSES FOR SALE

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3439

OAK BAY ASHDOWNE

This 5-yr-old, 3-bedrm house is too small for the present owner so it's your opportunity to buy an immaculate home in a choice area for a down payment of approximately $5,600. It comprises: entrance hall, LR 13x18 with FP, full-sized DR, lge cab elec kit with bkfst nk, 4-pc van bath. The FC bsmt has dr-in garage. O-O-M heat and LGE FULLY FINISHED REC RM. A truly fine home at ... $18,500
the FULL PRICE of
To view please phone Ross Weber, EV 5-3435; res., EV 5-5433

FAMILY HOME

You just have to enter this immaculate 3-bedroom home to realize the workmanship put into it. Large LR with Roman tile FP connects to DR; oak floors throughout, spacious cab kit (220v.), with breakfast nook; 4-pc bath. Full high cement basement, Oil-O-Matic heat. Drive-in garage. Fully insulated, 2½ years old. Top value. No redecorating, just move in. Will not be on the market very long. Purchaser to assume existing mtge of approximately

$9000 AT 5¼%

monthly payments $81 including principal, interest and taxes.
FULL PRICE ... $12,950
For further information and appointments to view call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

LANGFORD FLORENCE LAKE

4 large lots each 78' frontage on lake. 4-room bungalow situated on one lot comprising LR, 2 bedrms, cab kit, 3-pc bath, part bsmt. Ideal location. Good swimming and fishing. Owners very anxious to sell.
ASKING
FULL PRICE ... $12,000
For further particulars please phone A. Marion, EV 2-0697 or R. Weber, EV 5-5433; or office, EV 5-3435.

BRAND NEW WE'RE IN ORBIT

Take your choice of four finished bungalows, each consisting of 2 bedrooms, living room, 3-pc bath, modern elec cab kit, utility room, car port. Two,
FULL PRICE, each ... $6700
Two,
FULL PRICE, each ... $6500
$2,000 down. For particulars phone A. Marion, EV 2-0697 or R. Weber, EV 5-5433; or office, EV 5-3435.

P. R. BROWN & SONS LTD. ARE PLEASED TO OFFER

4 NHA lots on Camrose Crescent, just off Maplewood, on sewer in subdivision, numbered 6, 7, 8 and 9.

FIRST HERE — FIRST SERVED
REMEMBER GOOD BUILDING LOTS ARE SCARCE!!
EACH $1650

Please phone R. E. Hills, EV 5-3435; or res. EV 3-6918

WHITTOME'S

Established 1898

$5500

4 ROOMS PLUS

Living room 12.6'x20', fireplace, dining room, 2 bedrooms, 3-pce bath.
To view please call Mrs. Ruth Squires, EV 2-4255 anytime; res., EV 2-2269.

1600 SQ. FT. NEW HOME

If you are looking for a good buy in a spacious home, look no further. This is it. Features: 22x16 LR; full dining room; 12x14 kitchen and nook; 3 large bedrooms; colored 4-pce plumbing; 23x15 finished mahogany panelled rumpus room with 3-pce bath. Unobstructed sea view, planked sundeck. Immediate possession. Open for offers. Was ... $19,950
$21,000. Now
See this one while it's still available. Exclusive listing. Mr. Bryan, EV 2-4255 anytime or res. EV 4-4771

IDEAL LOCATION "WILLOWS"

FOUR-BEDROOM stucco home with FAMILY DINING ROOM, spacious living room with fireplace, TILED four-piece bath, electric cabinet kitchen, full bsmt, AUTO OIL HOT-WATER HEAT and attractive treed garden. Outstanding location. NEAR ALL OAK BAY SCHOOLS, Willows Beach and park! Newly on the market, this is a REAL BUY (with terms) at only ... $14,500
Call B. Travers-Smith, EV 2-4255 anytime; EV 5-6653 eves.

GARDENER'S PARADISE

This four-bedroom home, situated on large lot 78'x408', on sewer, fully landscaped, shrubs, bulbs, trees and very good assortment of fruit trees. Living room 18x15 with fireplace, dining room, cabinet electric kitchen, 4-pc bath, full basement. Home and property in immaculate condition. Owner will consider trade on 2-bedroom home with basement, in Oak Bay preferred. See this now. Priced to sell ... $13,600
Some terms if desired. Further details phone L. A. Squires, EV 2-4255 anytime; res. EV 2-2269.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 3-4255 anytime
Member Multiple Listing Bureau

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

3 BEDROOMS
1 YEAR OLD
$2900 DOWN

This immaculate 3-bedrm home, well located and fully landscaped, is beautifully decorated throughout. A large, bright LR and DR with fireplaces. Large family kitchen with ample cupboards. Central hall adjoins 3 large bedrooms and 4-pc bath. Full basement, Oil-O-Matic heat. Drive-in garage. Oak floors throughout.
Full price ... $12,900
Call Ken Jensen, office, EV 5-8704 or Bernie Walz, GR 9-6638.

CAN'T FIND IT? BUILD IT!

LET US PROVE TO YOU IT IS MUCH MORE ECONOMICAL TO BUILD THAN TO BUY!

MANY LOVELY HOMESITES STILL AVAILABLE.
GUARANTEED WORKMANSHIP.
VERY LOW DOWN PAYMENTS (YOUR LOT MAY BE ALL YOU NEED).
FREE PLANNING SERVICE
ALL FINANCING ARRANGED.
ONE PRICE GIVEN INCLUDING ALL EXTRAS.
COMPETITIVE BIDDING FROM 5 OF VICTORIA'S FINEST CONTRACTORS.
SO
COMPARE THE PRICE, TERMS, THE SERVICE AND THE WORKMANSHIP. PROVE TO YOURSELF THAT "QUALITY HOMES" ARE BUILT THROUGH FRANK A. MARTIN AGENCIES LTD. YOU ARE UNDER NO OBLIGATION WHEN YOU CALL.
Office EV 5-8704.
Len Wardle, GR 7-3348 Lew Mollitet, GR 9-2620

Acreage-Waterfrontage 4½ ACRES

Good two-bedroom home, possible 2 more bedrms up. Kitchen and dining room, large living with fireplace, full basement, Sawdust furnace. Best of vegetable land and parklike. Barn suitable for saddle stock. Within 3-mile circle.
Price ... $9850
Terms
Priced at only ... $7950
$2,000 down.
Call Ken Jensen, EV 5-8704 or B. Walz, GR 9-6638

OAK BAY BORDER QUIET SECLUSION

Location, on a quiet, boulevarded street, yet close to all conveniences. Condition — Immaculate inside and out with comfortable living room with fireplace, adjoining dining room, bright cabinet kitchen, two bedrooms and bathroom. Full basement with hot-air heating. Lot fully landscaped, fruit trees, separate garage and small summer house. Extras include kitchen range, venetian blinds, wall-to-wall carpet, low taxes and large 6% mortgage, payable at $60 per month. Call now, you must admit there's a lot here for the low price of ... $8950
Exclusive listing with J. Moore, EV 2-3646 or office, EV 5-8704.

OAK BAY'S FINEST LOCATION

This de luxe bungalow is long, low and gleaming white, set off by sloping velvety lawns. It has spacious, sunny rooms designed for your graceful living and your relaxing comfort. You will want to entertain often in its gracious living room and dining room. A trim kitchen to delight every home-maker's heart has flooring in an unusual Florentine tile, and off the kitchen is a well-planned step-saving utility room, complete with built-in porcelain tub and Bendix plumbing. The three bedrooms are completely private from the living area and there will be no crowding in this beautiful roomy vanity bathroom with its colored fixtures and expansive mirrors. The full basement features a packaged oil heating unit, plumbing for a second bathroom, and a panelled recreation room, also wired for your second TV set. A large attached garage with concrete driveway completes the picture. To view this most attractive home, priced at ... $24,500
with very good terms, please call T. Mullen, GR 7-3642 or office, EV 5-8704

Exhilarating WATER VIEW

Try your $1,000 down on this grand family home overlooking the Gorge waters. Full basement, cosy living room with fireplace, family-size dining room, two spacious bedrooms on main floor and enclosed stairway leading to unfinished attic that, with a little work could be finished as two EXTRA bedrooms. Some decorating needed, but look at the price ... $7950
See this today with Mrs. Bacon. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

GORDON HEAD SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box 1895.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.

1923 QUADRA STREET

$1500 DOWN 8 MONTHS OLD

IMMEDIATE OCCUPANCY AS OWNER TRANSFERRED. LOCATED ON QUIET CUL DE SAC IN CITY. 4 ROOMS AND BATH, FULL HIGH BASEMENT WITH AUTO OIL AND DRIVE-IN GARAGE. FULL PRICE ... $10,950
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